

## 2 Bedroom Apartment for Sale in Larnaca - Agios Nikolaos, Limassol District

### A STUNNING RESIDENTIAL PROJECT IN CITY CENTRE

Introducing a contemporary residential complex in the heart of Limassol City Center. This modern building combines sleek architectural design with luxurious features to offer an unparalleled living experience.

#### FEATURES

- Top quality materials & finishes
- Fashion designer interiors
- Latest technologies solutions
- Heated floor provision
- Panoramic windows
- Solar energy panels
- Quiet location
- Close to all city amenities
- 6 minutes to the beach

#### Property Info

Covered Area	<b>108</b>
Covered Veranda	<b>33</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>

#### Plot / Area Info

Parking **Yes**

#### Additional info

Reference Number	<b>234747</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

#### Amenities

- Elevator

#### Location

**Location:** Larnaca - Agios Nikolaos Region: **Limassol**

## Price: €426 000 + VAT

VAT for this property is **€21,300** or **€80,940**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	<b>Excluded</b>	Title transfer fee	<b>~€13 640.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 944.00/m²</b>		

## Representative: MySpace

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## Price change history

€426 000 on Feb 9, 2025

